

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
RTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – JANUARY 21, 2004

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, January 21, 2004, at the Township Municipal Building by Vice-Chairman Dave Johnson.

The Pledge of Allegiance to the Flag was led by Mr. Sabia.

Since this is the first meeting of the New Year **REORGANIZATION** of the Commission was held as follows:

Temporary Chairman. On motion made by Dave Johnson, seconded by Larry Smith it was voted to appoint **Dave Albright, Temporary Chairman.** (5-0)

Chairman. Dave Albright asked for motions for Chairman. On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to **appoint Larry Smith, Chairman.** (5-0)

Vice-Chairman. On motion made by Dick Rodenbach, seconded by Chris Eckert it was voted to **appoint Dave Johnson, Vice-Chairman.** (5-0)

Secretary. On motion made by Jim Connor, seconded by Dave Johnson it was voted to **appoint Dick Rodenbach, Secretary.** (5-0)

Meeting day & time. On motion made by Larry Smith, seconded by Dick Rodenbach it was voted to hold the meetings **on the third Wednesday of every month at 7:30 p.m.** (5-0)

REGULAR MEETING

Present: Jim Connor, Chris Eckert, Dick Rodenbach, Dave Johnson, Larry Smith, Engineer Chris McDermott, Atty. Tim McManus and Planning Director David Albright.

Absent: Dave Gordon and Matt Connell

Minutes. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to approve the minutes of December 17, 2003, as distributed. (5-0)

Submittals:

Sabia, Anthony G. (Preliminary Major Subdivision Plan) George J. Collura, P.L.S. Engineer Chris McDermott had three comments in his initial review of the plan they are:

1. Boundary closure calculations
2. Verification of wells
3. Property deeds provided.

With those comments, everything else is in order. Chris McDermott recommended the plan be accepted for review. On motion made by Dick Rodenbach, seconded by Jim

Connor it was voted this plan be accepted for review. (5-0) (Plan date 12/15/03) (Received by the Township 12/29/03) (SEO comment reserve area testing required, planning module required)

Wystepek, Edward and Barbara (Lot Line Adjustment) Richard Storm, P.L.S. Everything is in order, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (5-0) (Plan date 12/4/03) (Received by Township 1/5/04) (SEO comment no planning module required)

Serfass, Loretta A. (Minor Subdivision) Leonard Tusar, P.L.S. Engineer Chris McDermott had two comments they are:

1. Boundary closure calculations
2. Property deeds should be provided.

Everything else is in order and on motion made by Dave Johnson, seconded by Jim Connor it was voted to accept this plan for review. (5-0) (Plan date 1/5/04) (Received by Township 1/6/04) (SEO no comments at this time)

Treible, Robert (Preliminary Commercial Land Development Plan) Leonard Tusar, P.L.S. Atty. Hannon was present on behalf of Mr. Treible. This project is for a proposed flea market at the site of Harvest Moon located on Rte 209. The proposed project is to erect a pavilion 60x120 for approximately 68 flea market vendors and to be open May through November on weekends. There was a question if this was an actual Land Development Plan because it is on an existing commercial site and will only be seasonal. Atty. McManus said it is a land development plan. Engineer Chris McDermott's checklist submission review revealed 26 comments to be addressed. Atty. Hannon sent a letter asking for waivers on some of the items in the Engineer's letter. A lengthy discussion ensued. Atty. Hannon decided to withdraw his plan to make revisions and to submit later. Atty. Hannon asked the township to keep his submission fee; it can be applied to the new submittal. Engineer Chris McDermott mentioned that time & expense went into this first submittal and depending upon the time & expense involved with an additional submittal further billing may be required. (Sketch plan reviewed 11/19/03) (Plan date 1/6/04) (Received by the Township 1/6/04) (SEO comment existing system on property has 200/gallon day capacity – no flow data has been submitted)

Plan Review.

Kreger/Chain (Minor Subdivision) Dennis A. Smale, P.L.S. No one was present for this plan, therefore on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (Plan date 3/14/03) (Received by Township 4/24/03) (Accepted 6/18/03) (Open Ended Waiver Received 8/22/03) (Plan tabled 9/17/03, 10/15/03, 11/19/03, 12/15/03, 1/21/04) (SEO comment testing is completed no planning module has been submitted)

Joshmor Subdivision (Preliminary Major Subdivision) Boucher & James, Inc. Chris Borger of LTS was present to discuss this plan. Boucher & James sent in a letter requesting an additional 90-day waiver. (Current waiver is due to expire February 11, 2004)

Chris stated they are trying to address a number of issues doing many studies and coordinating between Chestnuthill Township and Jackson Township. They are proposing central sewer but not central water. They would like on-lot wells. This issue will require a variance with the Zoning Hearing Board if the applicant is proposing to transfer development rights. Flag lots are also an issue. Dave Albright suggested a meeting between the Board of Supervisors and project representatives. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (60 day waiver 11/19/03) (Tabled 1/21/04)(90-day waiver to begin on 2/11/04)

Chafik, Ahmed (Submission Land Development) Mike Lalli of Effort Associates. Engineer Chris McDermott's letter dated December 9, 2003 was discussed and some of the items have been taken care of. Atty. McManus's comments have been addressed. After a brief discussion, on motion made by Dave Johnson, seconded by Jim Connor it was voted to approve the plans and recommend the same to the Supervisors based on the completion and verification by the Engineer of comments 2, 4, 5, 8, & 9. (5-0) (Plan date 9/30/03) (Received 11/10/01) (Accepted for review 11/19/03) (Tabled 12/17/03) (SEO comment application for permit submitted & reviewed. Permit will be issued upon plan approval).

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Mike Lalli of Effort Associates. Mike was present and explained Benchmark Engineering has been hired to do a traffic study. Mike is not sure when it will be completed. Engineer Chris McDermott has an extensive comment letter dated December 16, 2003 to be addressed. Mike Lalli asked the Commission to table the plan tonight. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to table this plan. (5-0) (Plan date 8/03) (Received 11/10/03) Accepted for review 11/19/03) (Tabled 12/17/03) (Tabled 1/21/04) (Open ended waiver signed 1/21/04) (SEO comment testing complete planning module ready for approval)

Keystone Auto Sales (Land Development) George Fetchco. Engineer Chris McDermott's letter dated December 10, 2004 had ten comments to be addressed. One of the concerns is the buffer area along the rear of the property and to delineate the display area vs. parking area because parking must be paved and display does not need to be. Chris suggested they look at section 20.8.3 on the chart for buffer area. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 11/6/03) (Preliminary/Final accepted 12/17/03) (Tabled 1/21/04) (SEO comment testing is complete no flow information has been provided to determine if planning module will be required)

Merwine, Jean (Minor Subdivision) Robert G. Beers, P.L.S. Bob Beers was present and asked for modification requests on comment # 1 the plan scale 1"=200' exceeds 1"=50', comment # 2 the location map scale 1"=2000' exceeds 1"=800' and comment #5 minimum 20' wide cart way must be provided. Atty. McManus would like the plan to show the easement and storm water management maintenance information. After a brief discussion, on motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to conditionally approve this plan including the three modification requests, based on the

completion and verification of the Engineer and recommend the same to the Supervisors. (5-0) (Plan date 11/28/03) (Received 12/5/03) (Accepted for review 12/17/03) (SEO comment testing is complete planning module is ready for approval)

Kishbaugh, Donald G. (Land Development Plan) Atty. Peter Quigley of Primrose, Lyons and Quigley. Peter Quigley was present to discuss this plan. Mr. Dietrich owns this 90-acre farm and M/M Kishbaugh are in the process of purchasing it. It was originally approved by the Planning Commission 8/21/02 however, M/M Kishbaugh put this plan on hold due to family problems. Now there is a change in the lot line, 1/5 of an acre is being conveyed to the Pohlqueline Fish Association. They asked for additional land so they can work on the stream without encroaching on the farm. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to approve this plan and recommend the same to the Supervisors. (5-0) (Plan date 3/7/02) (Accepted for review 3/20/02) (Revised 6/17/02, 7/16/02, 8/8/02) (Open ended waiver) (Approved originally 8/21/02)

Sketch Plan. None

Business from the Planning Commission. Dave Albright, Planning Director stated the Township will host a planning commission workshop three consecutive Mondays in March on the 15th, 22nd, and 29th. Course teachers will likely include Peter Wolfe and Carson Helfrich. Cost will be forthcoming. Please let Dave know if you would like to attend.

For Your Information. New tables for the conference room have been ordered, and will soon be delivered.

Plans to be signed.

Pleasant Valley High School (Preliminary Land Development Plan) Quad 3.
Majka, Richard (Lot Line Adjustment) Achterman Associates.

Public Comment.

Atty. Joe Hannon asked the Commission regarding the Treible plan about paving the parking areas stating it would be a costly expense for a business he does not know will work. Atty. McManus stated it is a zoning requirement issue and the Planning Commission and the Supervisors cannot waive it.

WELCOME Chris Eckert to the Board and THANK YOU to Mike Meade.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to adjourn at 9:45 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary

